

## **EXHIBIT 2A**

### **PROPERTY ASSESSMENT OF PLAINTIFF STEEN'S PROPERTY**

2020

1-35-37-35-0020-00000-1360

4439 SEEAIRE ST  
RAPID CITY, SD 57702-1972

# 2020

OKEECHOBEE COUNTY PROPERTY PAGE 1 of 1 30

VALUATION SUMMARY																					
VALUATION BY				Tax Dist:				STANDARD													
Tax Group: 30																					
BUILDING MARKET VALUE								12,358													
TOTAL MARKET OBXF VALUE								4,313													
TOTAL LAND VALUE - MARKET								27,000													
TOTAL MARKET VALUE								43,669													
SOH/AGL Deduction								5,678													
ASSESSED VALUE								37,991													
TOTAL EXEMPTION VALUE								37,991													
BASE TAXABLE VALUE								43,669													
TOTAL JUST VALUE																					
NCON VALUE																					
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE								42,631													
PERMIT NUM				DESCRIPTION				AMT				ISSUED									
SALES DATA																					
OFF RECORD Number	DATE	TYPE	Q	V	I	/	RSN	INST	U	I	/	CD									
2020001651	2/14/2020	WD	Q	I	O1																
GRANTOR: HANSON ARTHUR																					
GRANTEE: STEEN DAVID A																					
0365/1069	4/01/1995	WD	U	I	O3																
GRANTOR:																					
GRANTEE: HANSON A R, HANSON																					
BUILDING NOTES																					

[illegible]

BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	42	ALUM SIDE 100	
Roof Structure	01	FLAT/SEED 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	01	UNFINISHED 100	
Interior Floor	01	PLWD&INO 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	0	100	
Bathrooms	0	100	
Units	1	100	
Quality	01	E, F, L/C	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	153
NEIGHBORHOOD/LOC	153710.00	1.18/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
ALF	240	100	240
BAS	672	100	672
FCP	336	30	101
FOP	116	30	35
USP	270	45	122
UST	140	50	70

EXTRA FEATURES			
L N	OB/AF	DESCRIPTION	BLD/CAP
1	DOCK 1	2" FLANK	0 100 12 10
2	SEA 3A	MFL/VL/CMP	0 100 0 0
3	DOCK	DOCK	0 100 3 10

TOTALS 1,774 1,240 24,096

TOTALS			
BLD DATE	INC DATE	YR	COND
10/07/2010	10/07/2010	10	10
ADJ UNIT PRICE	ADJR	UT	UNITS
17.50	17.50	120.00	120.00
104.00	104.00	75.00	75.00
17.20	17.20	30.00	30.00

TOTALS			
BLD DATE	INC DATE	YR	COND
10/07/2010	10/07/2010	10	10
ADJ UNIT PRICE	ADJR	UT	UNITS
17.50	17.50	120.00	120.00
104.00	104.00	75.00	75.00
17.20	17.20	30.00	30.00

LAND DESCRIPTION			
L N	USE CODE	LAND USE DESCRIPTION	BLD/CAP
1	173TC4	C W CANAL LT	100

TOTAL OB/IF			
BLD DATE	INC DATE	YR	COND
10/07/2010	10/07/2010	10	10
ADJ UNIT PRICE	ADJR	UT	UNITS
17.50	17.50	120.00	120.00
104.00	104.00	75.00	75.00
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TOTALS			
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104.00	104.00	75.00	75.00
17.20	17.20	30.00	30.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF AREA	TOT ADPTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0803	02	1,240	96.8715	97.16	120,478	1970	1970	0	0	20	49.00	20.00
1 MH IC - 100% - 2021												
Heated Area: 912												
HX Base Yr 2021												
UST 1992												
FOP 2007												
USP 2010												
ALF 1992												
BAS 1993												
FCP 2010												

VALUATION BY			
Tax Group	30	Tax Dist	
BUILDING MARKET VALUE	24,096		
TOTAL MARKET OB/IF VALUE	5,337		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	74,433		
SOH/AGL Deduction	22,433		
ASSESSED VALUE	52,000		
TOTAL EXEMPTION VALUE	32,000		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	74,433		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	69,794		

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q V / I / CD
2020001651	2/14/2020	WD Q	I 01
GRANTOR: HANSON ARTHUR			
GRANTEE: STEEN DAVID A			
0365/1069	4/01/1995	WD Q	I 03
GRANTOR:			
GRANTEE: HANSON A R, HANSON			

BUILDING DIMENSIONS			
BAS	[YR=1993; ORIG=15.4, -36.6]	S12 E56 N12 W56	\$
FCP	[YR=2010; ORIG=71.4, -24.6]	W14 S24 E14 N24	\$
ALF	[YR=1992; ORIG=57.4, -24.6]	W24 S10 E24 N10	\$
FOP	[YR=2007; ORIG=15.4, -36.6]	E12 N10 W11 S4 W1	\$6
USP	[YR=2010; ORIG=27.4, -36.6]	E27 N10 W27 S10	\$
UST	[YR=1992; ORIG=16.4, -42.6]	W10 N14 E10 S14	\$

TOTALS			
BLD DATE	INC DATE	YR	COND
10/07/2010	10/07/2010	10	10
ADJ UNIT PRICE	ADJR	UT	UNITS
17.50	17.50	120.00	120.00
104.00	104.00	75.00	75.00
17.20	17.20	30.00	30.00

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